

**Chapter 18.310**  
**SUMMARY OF LAND USE PERMITS**

**Sections:**

**18.310.010 Purpose**  
**18.310.020 Summary of Land Use Permits**

**18.310.010 Purpose**

- A. Introduction. In this development code, each land use permit or related action is processed by means of a generic decision-making type, e.g., Types I - IV or Limited Land Use Decisions (LLD) or Expedited Land Divisions (ELD), to which it is assigned. A description of these decision-making procedures are summarized in Chapter 18.390. In addition, to be approved, each permit or related action must comply with specifically-tailored approval criteria, which with few exceptions are contained in Chapters 18.320 - 18.385, as well as all other pertinent development standards, which are found throughout this code.
- B. Purpose. The purpose of this chapter is to provide a table summarizing all land use permits and related actions, including cross-references to type of decision-making process, approval criteria and other development standards. As such, this chapter provides a "road map" for the permit approval process.

**18.310.020 Summary of Land Use Permits**

- A. Summary Table. The table summarizing the decision-making procedure and substantive approval requirements of each land use permit and related action is presented in Table 18.310.1 below:

**TABLE 18.310.1**  
**SUMMARY OF LAND USE PERMITS AND RELATED ACTIONS**

<b>Land Use Permit/Action</b>	<b>Decision-Making Type</b>	<b>Approval Criteria</b>	<b>Other Development Regulations</b>
<u>Annexation</u>	IV	18.320.020	18.320
<u>Conditional Use</u>			
Initial	III-HO	18.330.030	18.330
Major Modification	III-HO	18.330.030	18.510, 18.520
Minor Modification	I	18.330.030	18.530
<u>Director's Interpretation</u>	-- <sup>1</sup>	----	18.340
<u>Planned Development</u>	III-PC; ELD	18.350.100	18.350
Detailed Plan	II	18.350.020	18.350
<u>Site Development Review</u>			
New Construction	II	18.360.090	18.360
Major Modification	II	18.360.090	18.360
Minor Modification	I	18.360.090	18.360

**TABLE 18.310.1 (Con't)**

<b>Land Use Permit/Action</b>	<b>Decision-Making Type</b>	<b>Approval Criteria</b>	<b>Other Development Regulations</b>
<u>Variances/Adjustments</u>			
Variances	II	18.370.010C	18.370
Development Adjustments	I	18.370.020 B2	18.370
Special Adjustments			
• Adjustments in Subdivisions	-- <sup>2</sup>	18.370.020 C1	18.430
• Reduction of Minimum Res. Densities	I	18.370.020 C2	18.430, 18.715
• Access/Egress Standards Adjustments	II	18.370.020 C3b	18.705
• Landscaping Adjustments			
-Existing Street Trees	I	18.370.020 C4a	18.745
-New Street Trees	I	18.370.020 C4b	18.745
• Parking Adjustments			
-Reduction in Minimum Prkg. Ratios	II	18.370.020 C5a	18.765
-Prkg Reduct. in New Developmts/ Transit Improvements	II	18.370.020 C5b	18.765
-Prkg Reduct. in Existing Developmts/ Transit Improvements	II	18.370.020 C5c	18.765
-Increases in Maximum Parking Ratios	II	18.370.020 C5d	18.765
-Reduction in Bicycle Parking	II	18.370.020 C5e	18.765
-Alternative Parking Garage Layout	II	18.370.020 C5f	18.765
-Reduction in Stacking Lane Length	I	18.370.020 C5g	18.765
• Sign Code Adjustments	II	18.370.020 C6	18.780
• Tree Removal Adjustments	I	18.370.020 C7	18.790
• Wireless Communication Facility Adj.			
-Setback from Nearby Residence	II	18.370.020 C8a	18.798
-Distance from Another Tower	I	18.370.020 C8b	18.798
• Street Improvement Adjustments	II	18.370.020 C9	18.810
<u>Zoning Map/Text Amendments</u>			
Legislative	IV	Comprehensive Plan	18.380
Quasi-Judicial	III-PC	18.380.030B	18.380
<u>Miscellaneous Permits</u>			
Accessory Residential Units	I	Development Standards in 18.710	
Historic Overlay			
• Historic Overlay Designation	III-PC	18.740.040A	18.740
• Removal Historic Overlay Designation	III-PC	18.740.040B	18.740
• Exterior Alteration in HO District	II	18.740.040C	18.740
• New Construction in HO District	II	18.740.040D	18.740
• Demolition in HO District	II	18.740.040E	18.740
Home Occupations			
• Type I	I	18.742.040A	18.742
• Type II	II	18.742.050A	18.742
Nonconforming Use Confirmation	I	18.760.020A	18.760

**TABLE 18.310.1 (Con't.)**

<b>Land Use Permit/Action</b>	<b>Decision-Making Type</b>	<b>Approval Criteria</b>	<b>Other Development Regulations</b>
<b>Sensitive Lands</b>			
• Within 100-Year Flood Plain	III-HO	18.775.070B	18.775
• With Excessive Slopes	II, III-HO <sup>3</sup>	18.775.070C	18.775
• Within Drainage Ways	II, III-HO <sup>3</sup>	18.775.070D	18.775
• Within Wetlands	II, III-HO <sup>3</sup>	18.775.070E	18.775
<b>Signs</b>			
• Existing	I	{Development Standards for Each	
• Modification of Existing	I	{Sign Type, per 18.780	
• Temporary	I	18.780.100	
<b>Temporary Uses</b>			
• Seasonal/Special Events	I	18.785.040A	18.785
• Emergency	I	18.785.040B	18.785
• Temporary Sales Office/Home	I	18.785.040C	18.785
• Temporary Building	I	18.785.040D	18.785
Tree Removal	I	18.790.050A	18.790
<b>Water Resources Overlay</b>			
• Permitted Uses With Mitigation	I	18.797.060A-D	18.797
• Permitted Uses w/Mitigation/ No Alternative II	18.797.060B-D	18.797	
• Conditional Uses	III-HO <sup>3</sup>	18.797.060B-D	18.797
<b>Land Division</b>			
Lot Line Adjustment	I	18.410.040	18.410
Land Partition	II, ELD	18.420.050	18.420
<b>Subdivisions</b>			
• Without Planned Development	II, ELD	18.430.070	18.430
• With Planned Development	III-PC, ELD	18.430.070 18.350.100	18.430, 18.350

<sup>1</sup> Special kind of decision: Type I if not appealed, Type II if appealed by applicant. Because of recent Oregon case law, appeal goes directly to City Council.

<sup>2</sup> Addressed concurrently with subdivision review.

<sup>3</sup> Can be reviewed as either Type II or IIIA, depending on criteria in 18.775.015 D and E.

**KEY:**

Type I: Ministerial Review (18.390.030)  
Type II: Quasi-Judicial Review by Director (18.390.040)  
Type III-HO: Quasi-Judicial by Hearings Officer (18.390.050)  
Type III-PC: Quasi-Judicial by Planning Commission (18.390.050)  
Type IV: Legislative (18.390.060)  
LLD: Limited Land Use Decision (18.390.070)  
ELD: Expedited Land Division (18.390.070)